THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
702 East College Street, Suite 200
Dickson, TN 37055
2022-1350

Karen Johnson Davidson County
Batch# 917623 DEEDWARR
09/16/2022 11:02:23 AM 2 pgs
Fees: $13.00 Taxes: $2,590.00
20220916-0103491

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVEN HUNDRED THOUSAND AND 00/100 DOLLARS ($700,000.00) cash in hand paid, the receipt of which is hereby acknowledged, RONDA LEA RINKER ("the Grantor") has this day bargained and sold, and by these presents do transfer and convey unto ROBERT ERIC THORNTON, a one-third (1/3rd) undivided interest, CHAD WOHLERS, a one-third (1/3rd) undivided interest, and ROSTEN TROBAUGH, a one-third (1/3rd) undivided interest, as tenants in common, their heirs and assigns ("the Grantees"), a certain tract or parcel of land as follows:

PARCEL ONE:

Land in Davidson County, Tennessee, being Lot 3 on the map showing a division into eleven lots of Lots 17, 18 and 19 on the Plan of John B. Williams' Addition, as of record in Book 161, Page 70, Register's Office for said County, for C.B. Kelley and Company, said Kelley Subdivision not being of record, and described according to a copy of survey thereof made by W.A. Blanchard, Civil Engineer, August 19, 1946, as follows:

Said lot front 50 feet on the north side of Southgate Avenue and runs back between parallel lines, parallel to and 179 feet west of the westerly margin of Martin Street 153 feet to a dead line.

Being the same property conveyed to Ronda Lea Rinker, by deed from Herbert T. Reed, Sr. and Cynthia G. Reed, husband and wife, dated April 10, 2019, and of record as Instrument No. 20190416-0034492, in the Register's Office of Davidson County, Tennessee.

PARCEL TWO:

Lying and being in Davidson County, Tennessee, and being known as Lot No. 2, on the Map showing a Division of Lots 17, 18 & 19, on the Plan of John B. Williams Addition, of record in Book 161, Page 70, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at an existing iron rod in the margin of Southgate Avenue, a corner with Southgate Avenue Townhomes, now or formerly, (Instrument No. 20170224-0018713); thence with the line of Southgate Avenue Townhomes, North 08 degrees 58 minutes 10 seconds East 153.37 feet to an existing iron rod, a corner with Hillcrest Community Church, now or formerly, (Instrument No. 20160829-0090327); thence with the line of Hillcrest Community Church, South 82 degrees 31 minutes 33 seconds East 50.00 feet to an iron rod set, a corner with Herbert T. Reed, Sr. etux, now or formerly, (Deed Book 7881, Page 717), thence with the line of Reed, South 08 degrees 58 minutes 11 seconds West 153.37 feet to an iron rod set in the margin of Southgate Avenue; thence with the margin of Southgate Avenue, North 82 degrees 31 minutes 33 seconds West 50.00 feet the point and place of BEGINNING, and containing 7,666 square feet or 0.18 acres, more or less, according to survey by James G. Terry, TN RLS 2287, dated July 23, 2018.

Being the same property conveyed to Ronda Lea Rinker, by deed from Margaret Jenkins Lanius, unmarried, dated July 24, 2018, and of record as Instrument No. 20180727-0073361, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Right-of-way of Southgate Avenue.

2. All matters shown on plat of record in Book 161, Page 70, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and

interest thereto belong, to the Grantees, and the Grantees' heirs and assigns, forever. And the Grantor covenant with the Grantees, that the Grantor is lawfully seized and possessed of the said land in Fee Simple; has a good right to convey it, and the same is unencumbered, with the exception of real property taxes for the tax year 2022 and as otherwise set forth herein. And the Grantor further covenant and bind the Grantor and the Grantor's heirs and assigns, to warrant and forever defend the title to said land to the Grantees and the Grantees' heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 15th day of September, 2022.

RONDA LEA RINKER

STATE OF TENNESSEE
COUNTY OF DICKSON

Before me personally appeared RONDA LEA RINKER, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

WITNESS MY HAND and official seal at office in said County this 15th day of September, 2022.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 04-23-2025 DICKSON COUNTY

My commission expires: APRIL 23, 2025

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $700,000.00, which amount is equal to or greater than the amount which the property transferred would command at a ~~fair and voluntary sale~~.

AFFIANT

Sworn to and subscribed before me this 15th day of September, 2022.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 04-23-2025 DICKSON COUNTY

My commission expires: APRIL 23, 2025

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Map & Parcel Nos: 105-11-0-003.00 & 105-11-0-002.00

ADDRESS OF NEW OWNERS
AND SEND TAX BILLS TO:
ROBERT ERIC THORNTON, CHAD WOHLERS, and
ROSTEN TROBAUGH
702 East College Street
Dickson TN 37055